

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
MARCH 1, 2006 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Jack Heaton, Tom King, Steve Ruble, Joan Tupin-Crites, Jesse Brand, Brian Russell, Mark Gerstle and John Hatter.

Members Absent: Dave Bonnell and Pat Zeigler.

Staff Present: Jeff Bergman, Sondra Bohn, Laura Thayer, Thom Weintraut, Heather Pope, and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the February 1, 2006 meeting.

Motion: Mr. Brand made a motion to approve the February 1, 2006 minutes with corrections. Ms. Tupin-Crites seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

RZ-06-01: DAVID AND LAURA HAIDERER – is a request by David and Laura Haiderer to rezone a property of .97 acres from I-2 (Medium Industrial) to B-5 (General Business). The property is located at 920 Repp Drive in the City of Columbus.

Mr. Fisher read an e-mail message from Jeff Rocker, attorney requesting that this petition be withdrawn.

Motion: Ms. Tupin-Crites made a motion to approve this request without prejudice. Mr. Gerstle seconded the motion and it carried with a vote of 8-0. Mr. Brand stated he abstained from voting.

SU-05-22: MESSIAH BAPTIST CHURCH – is a request by Messiah Baptist Church to rezone a property of 2.36 acres from AG (Agriculture) to SU-1 (Special Use-Churches). The property is located on the east side of County Road 300 East, 200 feet north of U.S. 31 in Clay Township.

Ms. Pope presented the staff information on this request.

Mr. Perry Cloyd with Midwest Surveying & Mapping and Terry Branham, Pastor of the church, represented the petitioners.

Mr. Cloyd stated after discussing the parking lot with staff they decided that the plan that was presented was over aggressive. He stated that originally the church wanted to do the complete project at one time. Mr. Cloyd stated that when the attendance increases the reality of constructing the complete parking lot would be more appropriate. Mr. Cloyd stated that the lighting plan met the ordinance and did not cross the property line. He stated the landscaping has exceeded the points required for a commercial development. Mr. Cloyd stated they were asking

for relief from sidewalk requirements.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Whitted asked how the church would inform the Commission when attendance increases and the actual seating capacity of the church changes.

Mr. Cloyd stated it was his understanding that when the parking lot construction takes place a Zoning Compliance Certificate would have to be applied for in the Planning Department. He stated that each phase of expanding the parking lot would require one.

Mr. Bergman stated that as the need for increased parking occurs the church would need to apply for a Zoning Compliance Certificate. Mr. Bergman stated that at that time the new seating capacity would be matched with the corresponding expansion of the parking lot area.

Mr. Branham assured the Commission that when more seating is required they would apply for the Zoning Compliance to expand the parking lot. He stated it would be a gradual process.

Mr. Bergman asked if the number of parking spaces proposed in this phase was consistent with the number of seats in the sanctuary. Mr. Branham stated yes.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council with the following conditions: (1) A certificate meeting the requirements of the Bartholomew County Recorder's office will be added to the site plan so that the drawing can be recorded, (2) The Plan Commission approval certificate will be added to the site plan, and (3) The following statement will be added to the site plan and clearly connected to the future parking areas: Prior to the construction of any future phases indicated on this site plan a Zoning Compliance Certificate that is specific to that phase shall be obtained and (4) Sidewalks will not be required.

Mr. Heaton made a motion to send this to City Council with a favorable recommendation with the following conditions: (1) A certificate meeting the requirements of the Bartholomew County Recorder's office will be added to the site plan so that the drawing can be recorded, (2) The Plan Commission approval certificate will be added to the site plan, and (3) The following statement will be added to the site plan and clearly connected to the future parking areas: Prior to the construction of any future phases indicated on this site plan a Zoning Compliance Certificate that is specific to that phase shall be obtained and (4) Sidewalks will not be required. Mr. Gerstle seconded the motion and it carried with a vote of 9-0.

NEW BUSINESS REQUIRING COMMISSION ACTION

SU-06-01: COLUMBUS PARKS AND RECREATION (PAAL) – is a request by the Columbus Department of Parks and Recreation to rezone a property of 8.59 acres from I-3 (Heavy Industrial) to SU-3 (Special Use -Public Parks and Recreational Facilities). The property is located at 5820 South County Road 50 West in the City of Columbus.

Ms. Heather Pope presented the staff information on this request.

Mr. Ed Curtin with Parks & Recreation, and Ron Hoskins with the Columbus Police Department, Director of PAAL, represented the petitioner.

Mr. Curtin stated that PAAL expected to appear before the Plan Commission in April 2006 for an additional rezoning. He stated this was related to the larger plan that would be proposed at this site. Mr. Curtin stated that there is no landscaping proposed on the southern piece because this will be practice fields and the landscaping would be a hazard to the children using the area. He stated sidewalks would become a hazard also. He stated they would put necessary Certificates on the site plan and would address the existing trash dumpster. Mr. Curtin stated that they would change the scale on the drawings. He stated they have added the deceleration and acceleration lanes requested by the City Engineer. He stated that regarding the easement for access to the area west of this area PAAL does not own this piece of property. The Board of Aviation owns it and PAAL has no control over who uses the driveway. He stated that if the easement needs to be put on the drawing they could do that. Mr. Curtin stated the southern portion of the site is only for practice and the parking would only be developed as needed. He stated they would work with City Utilities regarding waste disposal on the site. Mr. Curtin stated that the existing drainage at this site is acceptable.

Mr. Fisher asked if that had a time frame, in which they would like to start using this as practice fields.

Mr. Hoskins stated they were growing at 10% per year, and at this rate, it would be five years before they would be using this area.

Mr. Bergman stated parking, circulation, lighting and landscaping would be discussed when a new site plan design is presented to the Plan Commission.

Mr. Heaton asked if this was the only PAAL program in Columbus.

Mr. Hoskins stated that this is the only PAAL program that offers football sports. He stated there is another PAAL program that is sponsored by the Bartholomew County Sheriff's Department.

Mr. Ruble asked how the concrete staging area to the west was accessed. Mr. Curtin stated they were using the current drive.

Mr. Brand asked if any changes could be made to this site without coming back to the Plan Commission. Mr. Bergman stated that the SU zoning is different from any other rezoning that is sent to the City Council. He stated that the ordinance specially ties the SU rezoning to the site plan. He stated that anything shown on the site plan when the Plan Commission sends a favorable recommendation to the City Council is binding on the petitioner. Mr. Ruble stated that removal of the future parking area currently shown on this site plan would guarantee that Engineering would be able to review the site plan for that of parking, circulation, drainage, access and egress. He stated when this is developed they would come back to the Planning Department for review and it would be forwarded to Plan Commission if needed. Mr. Curtin stated they are trying to identify septic system sites.

Mr. Fisher stated the issue is whether the area labeled "future, parking" should be removed from the map that is currently being used. He stated this could be presented later with more of a specific layout on a site plan.

Mr. Brand asked if since they were trying to locate septic sites, would they even want to show anything on the site plan. Mr. Curtin stated until they know what kind of system is required they are not sure what to do

Mr. Ruble stated that he would like the scale changed on the site plan. He stated that at the time this is platted an access easement should be provided across the north side of the site to the concrete staging area to the west. Mr. Ruble stated that the deceleration lane and taper should be added at the entrance.

Mr. Bergman asked if the dumpsters on site would be removed or screened. Mr. Curtin stated that ultimately they would be screened. He stated they would prefer to wait so the screening would be compatible with the building. Mr. Hoskins stated they were trying to decide on a permanent site for the dumpster.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated he would include in his recommendation the items that Mr. Ruble has identified and would recommend sending a favorable recommendation to the City Council with the following conditions: : (1) A legal description of the area to be re-zoned will be provided prior to this item being placed on the agenda for City Council consideration. (2) An administrative subdivision consolidating all current and proposed PAAL activities on the same lot will be completed prior to a Zoning Compliance Certificate being issued for this site. (3) An access easement will be established to provide legal access for the test track and the PAAL facility (this can be accomplished through the administrative subdivision process – see #2 above). (4) A certificate meeting the requirements of the Bartholomew County Recorder's office will be added to the site plan so that the drawing can be recorded. (5) The Plan Commission approval certificate will be added to the site plan .(6) The entire area subject to the re-zoning will be labeled as "Practice Area", with all future parking, future septic, and designated practice fields deleted; (7) A note will be added to the site plan indicating that the property may include the site for a commercial septic system; (8) A standard drawing scale of 1" = 100' or 1" = 50' will be provided; and (9) A deceleration lane and taper meeting the specifications of the Columbus Thoroughfare Plan and the City Engineer will be provided on County Road 50 West.

Motion: Mr. Gerstle made a motion to forward this request to the City Council with a favorable recommendation, subject to the following recommendations: (1) A legal description of the area to be re-zoned will be provided prior to this item being placed on the agenda for City Council consideration. (2) An administrative subdivision consolidating all current and proposed PAAL activities on the same lot will be completed prior to a Zoning Compliance Certificate being issued for this site. (3) An access easement will be established to provide legal access for the test track and the PAAL facility (this can be accomplished through the administrative subdivision process – see #2 above). (4) A certificate meeting the requirements of the Bartholomew County Recorder's office will be added to the site plan so that the drawing can be recorded. (5) The Plan

Commission approval certificate will be added to the site plan. (6) The entire area subject to the re-zoning will be labeled as "Practice Area", with all future parking, future septic, and designated practice fields deleted; (7) A note will be added to the site plan indicating that the property may include the site for a commercial septic system; (8) A standard drawing scale of 1" = 100' or 1" =

50' will be provided; and (9) A deceleration lane and taper meeting the specifications of the Columbus Thoroughfare Plan and the City Engineer will be provided on County Road 50 West. Mr. Hatter seconded the motion and it carried with a vote of 9-0.

DISCUSSION ITEMS

None

REPORTS & RECOMMENDATIONS

None

DIRECTOR'S REPORT

Mr. Bergman stated that the packets included a flyer reminding members about the Indiana Planning Association Conference. This will be held March 24, 2006 from 8:00 a.m. to 3:45 p.m. at the Conference Center & Hotel at IUPUI in Indianapolis. He stated that staff would attend. Mr. Bergman stated that Pat Zeigler had been nominated by the Department for the Outstanding Citizen Planner Award given by the Indiana Planning Association.

Mr. Bergman stated that there was talk about submitting documents electronically to members of the Commission rather than the large packets. He stated the problem with this are the large drawings and letters that are sent to the Department from applicants and adjoining property owners; which would not be in that kind of format. Mr. Bergman stated at this time the paper mode would be more realistic. He stated that it has been the policy to contact members for the upcoming meeting to see if a quorum would be present and to remind them of the meeting. Mr. Bergman stated that he had been approached to see if this could be an e-mail reminder. He stated that the same should be done for all members. Mr. Fisher stated it would be important that a reply be sent back from the e-mail. Mr. Gerstle and Mr. Heaton stated they would prefer a phone call. After discussion, it was decided that members would be notified by phone.

Mr. Fisher asked what the job description for the new position of Zoning Administrator would entail and what enforcement capabilities the Department would have. Mr. Bergman stated that the City has had an interest to convert the open position to an enforcement coordinator and zoning administrator. He stated one of the duties would be to provide improved interaction with Code Enforcement, particularly on zoning issues. He stated the position has been advertised. Mr. Bergman stated it was important to be proactive with zoning issues in the City of Columbus, which would include signs, businesses in residential areas, landscaping, etc.

LIAISON REPORTS

Written reports were received and discussed.

ADJOURNMENT: 5:30 P.M.

David L. Fisher, President

Steven T. Ruble, Secretary